

*City of Las Vegas*

# **CITY COUNCIL AGENDA**

**FEBRUARY 18, 2004**

**NOTE: THESE ARE TEMPORARY ACTION MINUTES  
ONLY FOR INFORMATION PURPOSES ON THE  
OUTCOME OF ANY GIVEN ITEM AND WILL BE  
REPLACED BY COMPREHENSIVE FINAL MINUTES  
WHEN COMPLETED**



## CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) • COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)

COUNCILMEMBERS: LARRY BROWN (Ward 4), LYNETTE BOGGS McDONALD (Ward 2),

LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6), JANET MONCRIEF (Ward 1)

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Facilities are provided throughout City Hall for the convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

**FEBRUARY 18, 2004**

**Morning Session begins at 9:00 a.m.**

**Afternoon Session begins at 1:00 p.m.**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

### **CEREMONIAL MATTERS**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND ROBERT FOWLER, VICTORY MISSIONARY BAPTIST CHURCH
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE EMPLOYEE OF THE MONTH
- RECOGNITION OF THE DR. MARTIN LUTHER KING JR. ORATORY COMPETITION WINNERS
- RECOGNITION OF MISS NEVADA, VICTORIA FRANKLIN
- PRESENTATION BY THE BOYS AND GIRLS CLUB OF SOUTHERN NEVADA

## **BUSINESS ITEMS**

1. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. Approval of the Final Minutes by reference of the Special City Council Meeting of December 8, 2003 and the Regular City Council Meetings of December 3, 2003 and December 17, 2003 - **APPROVED**

## **CONSENT AGENDA**

**MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.**

### **BUSINESS DEVELOPMENT - CONSENT**

3. Approval of letter of support for application by CenterStaging Las Vegas, LLC to the Nevada Commission on Economic Development for tax incentives in consideration of capital development and job creation near the Southwest corner of Mount Mariah Drive and Martin Luther King Boulevard - Ward 5 (Weekly) - **APPROVED**

### **DETENTION & ENFORCEMENT DEPARTMENT - CONSENT**

4. Approval of Professional Services Agreement for Detention and Narcotics K-9 Training between the City of Las Vegas and Donn Yarnall to continue training services for K-9 Officers (\$30,000 - General Fund) - **APPROVED**

### **FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT**

5. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investment - **APPROVED**
6. Approval of a report by the City Treasurer of the January 27, 2004 sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404 and 808 - Wards 2 and 4 (L.B. McDonald and Brown) - **APPROVED**
7. Approval of a Special Event License for Sergio Castaneda, Location: Charleston Heights Art Center, 800 Brush Street, Date: February 21, 2004, Type: Special Event Beer/Wine/Cooler, Event: Sweet Fifteen Birthday Party, Responsible Person in Charge: Frederick Yurik - Ward 1 (Moncrief) - **APPROVED**
8. Approval of a Special Event License for Fitzgeralds, Location: 495 Fremont Street, Date: February 20 - 21, 2004, Type: Special Event General, Event: Barden's Second Anniversary, Responsible Person in Charge: Jim Karnuth - Ward 1 (Moncrief) - **APPROVED**
9. Approval of a Special Event License for The Sons of Erin of Las Vegas, Inc., Location: Fremont Street Experience, Third Street through Ogden, Date: March 13, 2004, Type: Special Event General, Event: St. Patrick's Day Block Party, Responsible Person in Charge: Ken Connors - Ward 1 (Moncrief) - **APPROVED**
10. Approval of Change of Ownership for a Beer/Wine/Cooler On-sale License, From: Luis I. Pedemonte, 100%, To: Pollos Tumi - Partnership, dba Pollos Tumi, 2319 South Eastern Avenue, Luis I. Pedemonte, Ptnr, 50%, Carlos A. Lazarte, Ptnr, 50% - Ward 3 (Reese) - **APPROVED**

## **FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT**

11. Approval of Change of Location for a Slot Route Operator License subject to the provisions of the planning and fire codes, Eagle Rock Gaming (A Nevada Corporation), dba Eagle Rock Gaming, From: 50 South Jones Boulevard, Suite 100, To: 3013 North Rancho Drive, Suite 115, Kimberly B. Riggs, Dir, Pres, 25%, Ernest A. Becker, V, Dir, Secy, 25%, Brian T. Becker, Dir, Treas, 25%, Sallie E. Becker, Dir, 25% - Ward 5 (Weekly) - **APPROVED**
12. Approval of a new Burglar Alarm Service License, Alarm Communications, Inc. Prof Corp., dba Alarm Communications, Inc. Prof Corp., 47019 North 33rd Avenue, New River, Arizona, Robert J. Anderson, Sr., Dir, Pres, Secy, Treas, 100% - Arizona - **APPROVED**
13. Approval of award of Bid Number 04.1730.04-LED, Jones Boulevard Improvements, between the Beltway (I-215) and Elkhorn Road and approve the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: FREHNER CONSTRUCTION CO., INC. (\$5,089,727 - Road and Flood Capital Projects Fund) - Ward 6 (Mack) - **APPROVED**
14. Approval of issuance of a purchase order for an annual requirements contract for Hayward Gordon OEM pump parts and equipment - Department of Public Works - Award recommended to: GOBLE SAMPSON ASSOCIATES, INC. (Estimated annual amount of \$250,000 - Sanitation Enterprise Fund) - **APPROVED**
15. Approval of Contract Modification Number One to Bid Number 02.1762.03-RC, Annual Requirements Contract for Asphalt Overlay - Department of Field Operations - Award to: SOUTHERN NEVADA PAVING, INC. (\$80,000 - Public Works Capital Projects Fund) - All Wards - **APPROVED**
16. Approval of issuance of a purchase order for an annual contract for advertisement of employment opportunities - Department of Human Resources - Award recommended to: LAS VEGAS REVIEW JOURNAL (Estimated annual amount of \$50,000 - General Fund) - **APPROVED**
17. Approval of issuance of a purchase order for RTR-4 x-ray imaging systems - Department of Fire and Rescue - Award recommended to: SCIENCE APPLICATIONS INTERNATIONAL CORPORATION (\$49,790 - Multi-Purpose Special Revenue Fund) - **APPROVED**
18. Approval of Contract Number 040213-LW, Software Development Consulting Services - Department of Information Technologies - Award recommended to: XCELICOR, INC. (\$30,000 - General Fund) - **APPROVED**

## **LEISURE SERVICES DEPARTMENT - CONSENT**

19. Approval of the City of Las Vegas Arts Commission Municipal Arts Plan (MAP) for FY 2005 - All Wards - **APPROVED**

## **MUNICIPAL COURT - CONSENT**

20. Approval of Interlocal Contract between the City and County for the Las Vegas Municipal Court Marshal's Office Non-Lethal Armament and Equipment Project as subrecipient to Clark County from the Bureau of Justice Assistance for Participation in the Local Law Enforcement Block Grant Program in the amount of \$11,444 (\$1,271 - General Fund match for a total of \$12,715) - **APPROVED**

## **PUBLIC WORKS DEPARTMENT - CONSENT**

21. Approval of an Engineering Design Services Agreement with Post Buckley Schuh & Jernigan, Inc. (PBS&J) for the Oakey-Meadows Storm Drain and Street Rehabilitation Project - Oakey Drive north of Decatur Boulevard - southeasterly to the Meadows Detention Basin (\$1,778,763 - Clark County Regional Flood Control District, \$200,000 - Street Rehab Funds, \$28,700 - City of Las Vegas Sanitation Fund, for a total of \$2,007,463) - Ward 1 (Moncrief) - **APPROVED**

## **PUBLIC WORKS DEPARTMENT - CONSENT**

22. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Kenneth and Cathy Sheehy, owners (north of Brent Lane, east of Homestead Street, APN 125-08-506-006) - County (near Ward 6 - Mack) - **APPROVED**
23. Approval of a Sewer Connection and Interlocal Contract with Clark County Sanitation District - Southwest Engineering on behalf of Carina Homes, owner (northeast corner of Torrey Pines Drive and Whispering Sands Drive, APN 125-14-505-001) - County (near Ward 6 - Mack) - **APPROVED**
24. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - VTN Nevada Consulting Engineers on behalf of D&S Development and Boomerang, LLC, owners (northwest corner of Conough Lane and Craig Road, APN 138-04-602-003, 138-04-602-004, and 138-04-602-009) - County (near Ward 4 - Brown) - **APPROVED**
25. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Delta Engineering on behalf of Toni Beckvold, owner (southeast corner of Hammer Lane and Julian Road, APN 125-32-601-008) - County (near Ward 6 - Mack) - **APPROVED**
26. Approval of an Encroachment Request from Alpha Engineering on behalf of Sherry Sobel Harris, owner (Martin L. King Boulevard south of Washington Avenue) - Ward 5 (Weekly) - **APPROVED**
27. Approval of a Grand Teton Village Park Development Agreement and Landscape Concept Plan for a park to be built by GTV Development LLC on the southeast corner of Gilcrease Avenue and Hualapai Way - Ward 6 (Mack) - **APPROVED**
28. Approval of a Designated Services Agreement with TMCx Nevada, LLC for building commissioning services for the City Hall East Tower project located at Las Vegas Boulevard and Stewart Avenue (\$135,300 - Capital Projects Fund) - Ward 5 (Weekly) - **APPROVED**

## **RESOLUTIONS - CONSENT**

29. R-22-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1472 - Durango Drive (Lone Mountain Road to Tropical Parkway) (\$168,901.24 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack) - **APPROVED**
30. R-23-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1474 - Rainbow Boulevard (Silverstream Avenue to Smoke Ranch Road) (\$209,036.50 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack) - **APPROVED**
31. R-24-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1481 - El Capitan Way (Centennial Parkway to US-95) (\$2,744,088.73 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack) - **APPROVED**
32. R-25-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1486 - Rainbow Boulevard Phase II (Rancho Drive to Ann Road) (\$394,135.77 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack) - **APPROVED**
33. R-26-2004 - Approval of a Resolution Disposing of the Protests made at the hearing on the Provisional Order regarding: Special Improvement District No. 1503 - Durango Drive Phase IV (Tropical Parkway to Clark County Highway 215) (\$349,029.49 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack) - **APPROVED**

## **REAL ESTATE COMMITTEE – CONSENT**

34. ABEYANCE ITEM - Approval of an Amendment to Lease and Concession Agreement between the City of Las Vegas and McDonald's Corporation regarding leased space located at the Downtown Transportation Center located at 300 North Casino Center Boulevard - Ward 5 (Weekly) - **APPROVED**
35. Approval of four Easements between the City of Las Vegas and Woodside Homes for portions of Parcel Numbers 161-15-501-002, 161-15-602-001 and 161-15-702-001 located in the vicinity of Desert Inn Road and Hollywood Boulevard (\$836,777 - Sanitation Fund) - Clark County (near Ward 3 - Reese) - **APPROVED**
36. Approval of an Odor Easement from the City of Las Vegas to the Board of County Commissioners of Clark County, Nevada, of consent by the Clark County Water Reclamation District pertaining to Parcel Number 161-10-401-004 located in the vicinity of Desert Inn Road and Hollywood Boulevard - Clark County (near Ward 3 - Reese) - **APPROVED**
37. Approval of action regarding proposed relocation of the U.S. Post Office from 301 Stewart Avenue (APN #139-34-501-006) to a new site at 201 Las Vegas Boulevard South (southeast corner of Carson and Las Vegas Boulevard South) (APN #139-34-611-050) and authorize the City Manager to execute a release of the U.S. Postal Service and/or General Services Administration from the remaining lease term (\$10 - Industrial Development Fund) - Ward 5 (Weekly) - **APPROVED**
38. Approval of an Agreement for the Purchase and Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and Martin and Sharon Parelman and Gary Menkel for real property located at 408 North 7<sup>th</sup> Street and 400 North 7<sup>th</sup> Street, Parcel Numbers 139-34-512-037 and -038 for \$550,000 plus closing costs (City Facilities Capital Project Fund) - Ward 5 (Weekly) - **APPROVED**
39. Approval of action regarding an amendment to the Real Property Purchase and Sale Agreement between the City of Las Vegas and SDMI Northwest, LLC, a Nevada Limited Liability Company, on land in the Las Vegas Technology Center - Ward 4 (Brown) - **APPROVED**
40. Approval of an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and Doug Ah (U.S.A.) Inc. for real property located at 651 East Mesquite Avenue, 311 and 333 North 7<sup>th</sup> Street, 620 and 632 Stewart Avenue (\$683,060 + closing costs - City Facilities Capital Project Fund) - Ward 5 (Weekly) - **APPROVED**

## **DISCUSSION / ACTION ITEMS**

### **ADMINISTRATIVE - DISCUSSION**

41. Discussion and possible action regarding an Amended and Restated Memorandum of Understanding between City Parkway IV, Inc. and City Parkway V, Inc. and Las Vegas Performing Arts Center Foundation for the development of a performing arts center on the 61 acres - Ward 5 (Weekly) - **APPROVED**
42. Report from the Director of the Clark County Department of Air Quality Management regarding air quality programs and status in Clark County – **REPORT GIVEN**

### **CITY ATTORNEY - DISCUSSION**

43. Hearing, discussion and possible action regarding complaint seeking disciplinary action against MDG, Inc., d/b/a Blue Heaven Bar, 2025 East Charleston Boulevard, Las Vegas, Clark County, Nevada, for violations of Title 6 of the Las Vegas Municipal Code - Ward 3 (Reese) – **APPROVED REVOCATION OF LICENSE**

## **CITY ATTORNEY - DISCUSSION**

44. Discussion and possible action regarding Complaint seeking disciplinary action against La Fuente, Inc., d/b/a Cheetah's, 2112 Western Avenue, Las Vegas, Clark County, Nevada, for violations of Title 6 of the Las Vegas Municipal Code - Ward 1 (Moncrief) – **DENIED THE COMPLAINT WITH DIRECTION TO SCHEDULE AN ITEM ON 3/3/2004 AGENDA**

## **FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION**

45. Discussion and possible action on the Fiscal Year 2004-05 Las Vegas Metropolitan Police Department Funding Apportionment Plan - **APPROVED**
46. Discussion and possible action regarding a new Martial Arts Instruction Business License subject to the provisions of the fire codes, Young Il Kong, dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young I. Kong, 100% - Ward 4 (Brown) – **ABEYANCE TO 3/3/2004**
47. Discussion and possible action regarding a Six Month Review of a Beer/Wine/Cooler Off-sale License, Rebel Oil Company, Inc., dba Rebel 65, 1720 West Charleston Boulevard, Sally A. Wallace, Mgr - Ward 5 (Weekly) - **APPROVED**

## **NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION**

48. Discussion and possible action on the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board recommendations to allocate \$30,000 (General Fund) for 30 youth initiated projects and authorize the director of Neighborhood Services to execute the agreements - All Wards - **APPROVED**
49. Discussion and possible action regarding the City's current enforcement practices and options for vacant/abandoned buildings - All Wards – **APPROVED TO FOLLOW THROUGH ON OPTIONS AND COME BACK IN ONE MONTH (3/17/2004) WITH STATUS REPORT**

## **BOARDS & COMMISSIONS - DISCUSSION**

50. ABEYANCE ITEM - PLANNING COMMISSION – Craig Galati, Term Expiration 6-2005 (Resigned) – **APPOINTMENT MADE**
51. ABEYANCE ITEM - CIVIL SERVICE BOARD OF TRUSTEES – Mark Larson, Term Expiration 2-21-2004 – **APPOINTMENT MADE**
52. CIVIL SERVICE BOARD OF TRUSTEES – Tony Dorf, Term Expiration 3-15-2004 – **APPOINTMENT MADE**

## **RECOMMENDING COMMITTEE REPORTS - DISCUSSION**

### **BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

53. Bill No. 2004-4 – Confirms the annexation of various parcels described generally as located north of Centennial Parkway, east of Puli Road, south of Grand Teton Drive and west of Hualapai Way. Proposed by: Bradford R. Jerbic, City Attorney - **APPROVED**

## **RECOMMENDING COMMITTEE REPORTS - DISCUSSION**

### **BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.**

54. Bill No. 2004-5 – Establishes the “Live/Work Overlay District,” together with related regulations and provisions. Proposed by: Robert S. Genzer, Director of Planning and Development
55. Bill No. 2004-6 – Increases the time limit for parking in residential permit parking zones. Proposed by: Michael Sheldon, Director of Detention and Enforcement

## **NEW BILLS**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.**

56. Bill No. 2004-7 – Eliminates the special use permit requirement for the use “Beer/Wine/Cooler Art Event.” Proposed by: Robert S. Genzer, Director of Planning and Development – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
57. Bill No. 2004-8 – Establishes zoning requirements for swap meets. Sponsored by: Councilman Gary Reese – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
58. Bill No. 2004-9 – Increases the number of zoning districts in which a special use permit may be obtained for the keeping of carrier or racing pigeons. Proposed by: Bradford R. Jerbic, City Attorney – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
59. Bill No. 2004-10 – Adopts development agreement with Cliffs Edge, LLC for the Cliffs Edge Development. Proposed by: Robert S. Genzer, Director of Planning and Development – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
60. Bill No. 2004-11 – Levies Assessment for Special Improvement District No. 1472 - Durango Drive (Lone Mountain Road to Tropical Parkway) Sponsored by: Step Requirement – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
61. Bill No. 2004-12 – Levies Assessment for Special Improvement District No. 1474 - Rainbow Boulevard (Silverstream Avenue to Smoke Ranch Road) Sponsored by: Step Requirement – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
62. Bill No. 2004-13 – Levies Assessment for Special Improvement District No. 1481 - El Capitan Way (Centennial Parkway to US-95) Sponsored by: Step Requirement – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
63. Bill No. 2004-14 – Levies Assessment for Special Improvement District No. 1486 - Rainbow Boulevard Phase II (Rancho Drive to Ann Road) Sponsored by: Step Requirement – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**



## **NEW BILLS**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.**

64. Bill No. 2004-15 – Ordinance Creating Special Improvement District No. 1503 - Durango Drive Phase IV (Tropical Parkway to Clark County Highway 215) Sponsored by: Step Requirement – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**
65. Bill No. 2004-16 – Extends for an additional 18 months the provisions of Ordinance No. 5521, relating to the Downtown Entertainment Overlay District. Proposed by: Douglas A Selby, City Manager – **READ & ASSIGNED TO 3/1/2004 RECOMMENDING COMMITTEE MTG.**

## **1:00 P.M. - AFTERNOON SESSION**

66. Any items from the afternoon session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

## **HEARINGS - DISCUSSION**

67. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 328 N. 16th Street. PROPERTY OWNER: SECRETARY HOUSING AND URBAN DEVELOPMENT, C/O FIRST PRESTON FORECLOSURE – Ward 5 (Weekly) - **APPROVED**
68. Public hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at the N/E Corner of H Street and Jackson Avenue, APN 139-27-110-069. PROPERTY OWNER: MILAN AND CINDY SELAKOVIC, C/O MILAN BAKERY, INC. – Ward 5 (Weekly) - **APPROVED**
69. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 1611 Euclid Avenue. PROPERTY OWNER: GARY STEPHEN BLAKE – Ward 3 (Reese) - **APPROVED**

## **PLANNING & DEVELOPMENT DEPARTMENT**

The items listed below, where appropriate, have been reviewed by the various City departments relative to requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and building and fire regulations. Their comments and/or recommendations and requirements have been incorporated into the action.

## **PLANNING & DEVELOPMENT DEPARTMENT – CONSENT**

**PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.**

70. EXTENSION OF TIME - EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0018-97) FOR A SUPPER CLUB at 1951 North Rainbow Boulevard (APN: 138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

71. ABEYANCE ITEM - DEVELOPMENT AGREEMENT - DIR-3451 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Development Agreement for the Cliff's Edge Development on approximately 1,150 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL – **APPROVED**
72. ABEYANCE ITEM - REZONING RELATED TO DIR-3451 - PUBLIC HEARING - ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM:U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits (APN: multiple), Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
73. SITE DEVELOPMENT PLAN REVIEW - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend DENIAL – **ABEYANCE to 3/3/2004**
74. REVIEW OF CONDITION - ROC-3757 - APPLICANT: DAISY LEE, LIMITED LIABILITY COMPANY - OWNER: FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Review of Conditions No. 4, 5, and 7 regarding minimum lot size and setbacks of an approved Site Development Plan Review (SDR-2598) FOR A 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.8 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 6 (Mack). Staff recommends APPROVAL – **APPROVED subject to conditions**
75. REVIEW OF CONDITION - PUBLIC HEARING - ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 6 of an approved Site Development Plan Review [Z-0059-01(2)] TO MODIFY THE REAR SETBACK TO ALLOW A 12 FOOT REAR SETBACK WHERE A 15 FOOT REAR SETBACK IS REQUIRED on approximately 40 acres adjacent to the northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-004, 125-12-510-001 through 078), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL – **APPROVED subject to condition**
76. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING OFFICE TO A CHILD CARE CENTER at 3101 West Charleston Boulevard (APN: 162-05-112-008), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend APPROVAL. (NOTE: Planning Commission agenda and Public Hearing notice incorrectly reflected the address as 3701 West Charleston Boulevard.) – **APPROVED subject to conditions**
77. MASTER SIGN PLAN - PUBLIC HEARING - MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONADO BAY SAHARA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 7936 West Sahara Avenue (APN: 163-04-805-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Ward 1 (Moncrief). The Planning Commission (4-1 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
78. MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - MSH-3453 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO UPDATE THE CIRCULATION SYSTEM FOR THE CENTENNIAL HILLS AREA NORTH OF CHEYENNE AVENUE, SOUTH OF MOCCASIN ROAD, EAST OF PULI ROAD AND WEST OF DECATUR BOULEVARD, Wards 5 (Weekly) and 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to condition**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

79. WAIVER OF TITLE 18 - PUBLIC HEARING - WVR-3430 - CONCORDIA HOMES - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 68 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Moxley Creek Street and Stange Avenue (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED**
80. MAJOR MODIFICATION TO THE LONE MOUNTAIN WEST MASTER PLAN - PUBLIC HEARING - MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Major Modification to the Lone Mountain West Master Plan TO INCLUDE THIS SITE INTO THE LONE MOUNTAIN WEST MASTER PLAN AND CHANGE THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
81. REZONING RELATED TO MOD-3508 - PUBLIC HEARING - ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), Ward 4 (Brown). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
82. VARIANCE RELATED TO MOD-3508 AND ZON-3499 - PUBLIC HEARING - VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Variance TO ALLOW 6,510 SQUARE FEET OF OPEN SPACE WHERE 10,560 SQUARE FEET OF OPEN SPACE IS REQUIRED on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL – **APPROVED subject to conditions**
83. SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3508, ZON-3499 AND VAR-3510 - PUBLIC HEARING - SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Site Development Plan Review FOR A PROPOSED 32 LOT SINGLE FAMILY DEVELOPMENT on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL – **APPROVED subject to amended conditions**
84. VACATION RELATED TO MOD-3508, ZON-3499, VAR-3510 AND SDR-3501 - PUBLIC HEARING - VAC-3506 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
85. VACATION - PUBLIC HEARING - VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
86. VARIANCE - PUBLIC HEARING - VAR-3480 - SHAPIN ALLEN TRUST - Request for a Variance TO ALLOW A 2 FOOT 10 INCH CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DETACHED ACCESSORY STRUCTURE at 1601 5th Place (APN: 162-03-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommend APPROVAL – **APPROVED subject to conditions**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

87. VARIANCE - PUBLIC HEARING - VAR-3488 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW ONE PARKING SPACE PER SINGLE FAMILY DWELLING WHERE A MINIMUM OF TWO SPACES PER SINGLE FAMILY DWELLING ARE REQUIRED on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL – **APPROVED subject to conditions**
88. WAIVER TO TITLE 18 RELATED TO VAR-3488 - PUBLIC HEARING - WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Waiver to Title 18.12.105a TO ALLOW PRIVATE DRIVES TO EXCEED 200 FEET WHERE A MAXIMUM LENGTH OF 150 FEET IS ALLOWED on 67.41 acres adjacent to the northeast corner of Farm and Fort Apache Roads (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL – **APPROVED**
89. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3488 AND WVR-3492 - PUBLIC HEARING - SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 751 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND WAIVER OF TOWN CENTER STREET SECTION, RETAINING WALL HEIGHT, SUBURBAN MIX USE BUFFER, AND BUILDING HEIGHT RESTRICTION STANDARDS on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL – **APPROVED subject to amended conditions**
90. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) ON A 6,274 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 10 Research Lane (APN: 139-36-813-006), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to amended conditions**
91. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3432 - EBENEZER C.O.G.I.C. - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL – **APPROVED subject to amended conditions**
92. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3432 - PUBLIC HEARING - SDR-3431 - EBENEZER C.O.G.I.C. - Request for a Site Development Plan Review FOR A PROPOSED 7,357 SQUARE FOOT CHURCH (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL – **APPROVED subject to amended conditions**
93. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (4-0 vote) and staff recommend DENIAL – **ABEYANCE to 3/3/2004**
94. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI - Request for a Special Use Permit and a Waiver of a condition TO ALLOW A SENIOR HOUSING COMPLEX IN THE C-2 (GENERAL COMMERCIAL) DISTRICT adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**



## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

95. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3491 - PUBLIC HEARING - SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI - Request for a Site Development Plan Review FOR A SENIOR HOUSING COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
96. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 40.9 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL – **APPROVED**
97. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3539 - CITY OF LAS VEGAS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 4.91 acres on the northeast corner of Azure Drive and Jones Boulevard (APN: 125-25-101-012), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED**
98. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3388 - MELANIE BITTNER, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.70 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED**
99. REZONING RELATED TO GPA-3388 - PUBLIC HEARING - ZON-3474 - MELANIE BITTNER, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
100. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3418 - CITY OF LAS VEGAS - Request to amend portions of the West Las Vegas Sector Future Land Use Map FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) and MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED**
101. REZONING RELATED TO GPA-3418 - PUBLIC HEARING - ZON-3420 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) and U (UNDEVELOPED) [M (Medium Density Residential) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) and R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
102. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED-USE-TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL-TOWN CENTER) on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL – **WITHDRAWN Without Prejudice**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 103.SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3439 - PUBLIC HEARING - SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Site Development Plan Review FOR 22,635 SQUARE FEET OF PROPOSED COMMERCIAL BUILDINGS on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL – **WITHDRAWN Without Prejudice**
- 104.GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). The Planning Commission (4-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL – **APPROVED**
- 105.REZONING RELATED TO GPA-3455 - PUBLIC HEARING - ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation] TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
- 106.SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3455 AND ZON-3456 - PUBLIC HEARING - SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request for a Site Development Plan Review and a Waiver of Commercial Development Standards FOR A PROPOSED 31,555 SQUARE FOOT OFFICE BUILDING on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), U (Undeveloped) Zone [PROPOSED: P-R (Professional Office and Parking)] [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation], Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend APPROVAL – **APPROVED subject to amended conditions**
- 107.GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED**
- 108.REZONING RELATED TO GPA-3459 - PUBLIC HEARING - ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
- 109.SPECIAL USE PERMIT RELATED TO GPA-3459 AND ZON-3461 - PUBLIC HEARING - SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED - Request for a Special Use Permit FOR PRIVATE STREETS FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

110. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3459, ZON-3461 AND SUP-3463 - PUBLIC HEARING - SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED - Request for a Site Development Plan Review FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential - Restricted)] Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
111. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: P-F (PUBLIC FACILITY) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED**
112. REZONING RELATED TO GPA-3469 - PUBLIC HEARING - ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
113. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3470 - JUAN J. ELIAS - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). The Planning Commission (4-1 vote) and staff recommend DENIAL – **ABEYANCE to 3/17/2004**
114. REZONING RELATED TO GPA-3470 - PUBLIC HEARING - ZON-3473 - JUAN J. ELIAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: N-S (NEIGHBORHOOD SERVICE) AND FOR A WAIVER TO ALLOW A 68 FOOT WIDE LOT WHERE 100 FEET IS REQUIRED on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). The Planning Commission (3-2 vote) and staff recommend DENIAL – **ABEYANCE to 3/17/2004**
115. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3470 AND ZON-3473 - PUBLIC HEARING - SDR-3475 - JUAN J. ELIAS - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), R-1 (Single Family Residential) Zone [PROPOSED: N-S (Neighborhood Service)], Ward 5 (Weekly). The Planning Commission (4-1 vote) and staff recommend DENIAL – **ABEYANCE to 3/17/2004**
116. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: L-TC (LOW DENSITY RESIDENTIAL – TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL – TOWN CENTER) on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL – **APPROVED**
117. REZONING RELATED TO GPA-3478 - PUBLIC HEARING - ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [L-TC (Low Density Residential - Town Center)] TO: TC (TOWN CENTER) on approximately 10 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (a portion of APN: 125-19-701-007), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 118.VARIANCE RELATED TO GPA-3478 AND ZON-3481 - PUBLIC HEARING - VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 19,572 SQUARE FEET OF OPEN SPACE WHERE 42,264 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 98 LOT SINGLE FAMILY DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL – **WITHDRAWN Without Prejudice**
- 119.SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3478, ZON-3481 AND VAR-3487 - PUBLIC HEARING - SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL – **APPROVED subject to amended conditions**
- 120.GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend DENIAL – **DENIED**
- 121.REZONING RELATED TO GPA-3495 - PUBLIC HEARING - ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend DENIAL – **DENIED**
- 122.GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3507 - LAMB OF GOD LUTHERN CHURCH - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). The Planning Commission (4-0-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL – **APPROVED**
- 123.REZONING RELATED TO GPA-3507 - PUBLIC HEARING - ZON-3415 - LAMB OF GOD LUTHERAN CHURCH - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
- 124.SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3507 AND ZON-3415 - PUBLIC HEARING - SDR-3398 - LAMB OF GOD LUTHERAN CHURCH - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS TO AN EXISTING CHURCH AND PRIVATE SCHOOL, PRIMARY TOTALING 27,600 SQUARE FEET on 10.44 acres at 6220 North Jones Boulevard (APN: 125-25-101-030), R-E (Residence Estates) and R-E (Residence Estates) Zones under Resolution of Intent to C-V (Civic) [PROPOSED: C-V (Civic)], Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
- 125.GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED**



## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

126. REZONING RELATED TO GPA-3512 - PUBLIC HEARING - ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request for a Rezoning FROM: U (UNDEVELOPED) [L (Low Density Residential) General Plan Designation] [PROPOSED: PF (Public Facility) General Plan Designation] TO: C-V (CIVIC) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**
127. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3512 AND ZON-3472 - PUBLIC HEARING - SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request for a Site Development Plan Review FOR A CLASSROOM ADDITION on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL – **APPROVED subject to amended conditions**
128. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request to amend a portion of the Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL – **APPROVED**
129. REZONING RELATED TO GPA-3515 - PUBLIC HEARING - ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL – **APPROVED subject to amended conditions**
130. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3515 AND ZON-3520 - PUBLIC HEARING - SDR-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL – **APPROVED subject to amended conditions**
131. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED - TOWN CENTER) on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL – **APPROVED**
132. SPECIAL USE PERMIT RELATED TO GPA-3516 - PUBLIC HEARING - SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL – **APPROVED subject to conditions**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

133. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3516 AND SUP-3518 - PUBLIC HEARING - SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL – **APPROVED subject to amended conditions**
134. NOT TO BE HEARD BEFORE 4:00 PM - REVIEW OF CONDITION - PUBLIC HEARING - ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00) WHICH RESTRICTED COMMERCIAL ZONING TO THE WESTERN PORTION OF APN: 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL – **ABEYANCE to 3/17/2004**
135. NOT TO BE HEARD BEFORE 4:00 PM - GENERAL PLAN AMENDMENT RELATED TO ROC-2671 - PUBLIC HEARING - GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL. (NOTE: Recommendation of approval of this General Plan Amendment is for APN: 125-09-401-006 only) – **ABEYANCE to 3/17/2004**
136. NOT TO BE HEARD BEFORE 4:00 PM - REZONING RELATED TO ROC-2671 AND GPA-3483 - PUBLIC HEARING - ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL. (NOTE: Recommendation of approval of this Rezoning is for APN: 125-09-401-006 only) – **ABEYANCE to 3/17/2004**
137. NOT TO BE HEARD BEFORE 4:30 PM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). The Planning Commission (3-0-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL. (NOTE: The portion of the original application fronting on Rancho Drive is no longer a part of this application) – **APPROVED**
138. NOT TO BE HEARD BEFORE 4:30 PM - REZONING RELATED TO GPA-3484 - PUBLIC HEARING - ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). The Planning Commission (3-0-2 vote) and staff recommend APPROVAL – **APPROVED subject to amended conditions**

## PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

139. NOT TO BE HEARD BEFORE 4:30 PM - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3484 AND ZON-3487 - PUBLIC HEARING - SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. - Request for a Site Development Plan Review FOR A 426 UNIT RESIDENTIAL DEVELOPMENT on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 6 (Mack). The Planning Commission (3-0-2 vote) and staff recommend APPROVAL – **APPROVED subject to conditions**

140. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

## ADDENDUM

## CITIZENS PARTICIPATION

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes

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THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall Plaza, Special Outside Posting Bulletin Board  
Court Clerk's Office Bulletin Board, City Hall Plaza  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 S. Grand Central Parkway  
Grant Sawyer Building, 555 E. Washington Avenue